



# TOWN OF JACKSON

## PLANNING & BUILDING

### DEPARTMENT

#### TRANSMITTAL MEMO

**Town of Jackson**

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

**Joint Town/County**

- Parks and Recreation
- Pathways
- Housing Department

**Teton County**

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

**State of Wyoming**

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

**Federal Agencies**

- Army Corp of Engineers

**Utility Providers**

- Qwest
- Lower Valley Energy
- Bresnan Communications

**Special Districts**

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: April 18, 2022

Item #: P22-087

Planner: Tyler Valentine

Phone: 733-0440 ext. 1305

Email: [tvalentine@jacksonwy.gov](mailto:tvalentine@jacksonwy.gov)

**Owner:**

Kudar Enterprises, Inc.  
PO Box 1785  
Jackson, WY 83001

**Applicant:**

Michael Kudar  
PO Box 581  
Jackson, WY 83001

**REQUESTS:**

The applicant is submitting a request for a Zoning Compliance for the property located at 250, 260, 262 N Cache St., legally known as LOTS 7-8, BLK. 2, SMITH LOT 7, BLK. 3, SMITH and PT SW1/4SW1/4, SEC. 27, TWP. 41 RNG. 116  
PIDNs 22-41-16-27-3-03-001, 22-41-16-27-3-00-001 and 22-41-16-27-3-00-014

For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.

**Please respond by:** **May 2, 2022 (Sufficiency)**  
**May 9, 2022 (with Comments)**

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[alangley@jacksonwy.gov](mailto:alangley@jacksonwy.gov)



**PLANNING PERMIT APPLICATION**  
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | www.townofjackson.com  
Jackson, WY 83001

*For Office Use Only*

Fees Paid \_\_\_\_\_

Date & Time Received \_\_\_\_\_

Application #s \_\_\_\_\_

*Please note: Applications received after 3 PM will be processed the next business day.*

**PROJECT.**

Name/Description: **Kudar Motel Cabin's and RV**

Physical Address: **260 N Cache St**

Lot, Subdivision: **PT SW1/4SW1/4, SEC. 27, TWP. 41 RNG. 116**

PIDN: **22-41-16-27-3-00-001**

**PROPERTY OWNER.**

Name: **Kudar Enterprises, Inc** Phone: **307-733-2823**

Mailing Address: **P O Box 1785** ZIP: **83001**

E-mail: **michael.kudar@gmail.com**

**APPLICANT/AGENT.**

Name: **Michael Kudar** Phone: **307-413-0850**

Mailing Address: **P O Box 581** ZIP: **83001**

E-mail: **michael.kudar@gmail.com**

**DESIGNATED PRIMARY CONTACT.**

Property Owner  Applicant/Agent

**TYPE OF APPLICATION. Please check all that apply; review the type of application at [www.townofjackson/200/Planning](http://www.townofjackson/200/Planning)**

**Use Permit**

Basic Use

Conditional Use

Special Use

**Relief from the LDRs**

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

**Physical Development**

Sketch Plan

Development Plan

Design Review

**Subdivision/Development Option**

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

**Interpretations**

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

**Miscellaneous**

Other: \_\_\_\_\_

Environmental Analysis

**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: \_\_\_\_\_ Environmental Analysis #: \_\_\_\_\_

Original Permit #: \_\_\_\_\_ Date of Neighborhood Meeting: \_\_\_\_\_

**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

*Have you attached the following?*

- Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.
- Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) under the relevant application type.

**Note:** Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

  
Signature of Property Owner or Authorized Applicant/Agent

Michael Kuder  
Name Printed

4/15/22  
Date

Agent  
Title



Town of Jackson  
150 E Pearl Avenue  
PO Box 1687, Jackson, WY 83001  
P: (307)733-3932 F: (307)739-0919  
www.jacksonwy.gov

Date: 4/25/22

## LETTER OF AUTHORIZATION

### NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual: Kudar Enterprises, Inc

Being duly sworn, deposes and says that Kudar Enterprises, Inc is the owner in fee of the premises located at:  
Name of property owner as listed on deed

Address of Premises: 260 N Cache St. Jackson, WY 83001

Legal Description: See Exhibit B

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Michael Kudar

Mailing address of Applicant/agent: P0581, Jackson, WY 83001

Email address of Applicant/agent: Michael.Kudar@gmail.com

Phone Number of Applicant/agent: (307)417-0850

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified in this(these) application(s) at the premises listed above:

Development/Subdivision Plat Permit Application       Building Permit Application

Public Right of Way Permit     Grading and Erosion Control Permit     Business License Application

Demolition Permit

Other (describe) Zoning Compliance Verification

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Joseph H Kudar  
Property Owner Signature  
President

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming )  
) SS.

COUNTY OF Teton )



The foregoing instrument was acknowledged before me by Joseph Kudar this 15<sup>th</sup> day of April 2022. WITNESS my hand and official seal.

Cheri S. Hauser  
Notary Public

My commission expires: Sept. 10, 2024

EXHIBIT "B"  
ADDITIONAL PROVISIONS (Listing)  
Kudar Enterprises, Inc.  
Legal Description  
3/18/22  
Page 1 of 1

In the event of any conflict between any provision in this Exhibit and any provision in the Listing to which this Exhibit is attached, the provisions of this Exhibit shall be controlling.

250 N Cache Street, LOTS 7-8, BLK. 2, SMITH LOT 7, BLK. 3, SMITH, Parcel: 22-41-16-27-3-03-001

260 N Cache Street, PT SW1/4SW1/4, SEC. 27, TWP. 41 RNG. 116, Parcel: PT SW1/4SW1/4, SEC. 27, TWP. 41 RNG. 116

262 N Cache Street, PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116, Parcel: 22-41-16-27-3-00-014

Seller's Initials \_\_\_\_\_

Broker's Initials \_\_\_\_\_

Rev. FEB2020

Seller's Initials \_\_\_\_\_

**From:** [Michael Kudar](#)  
**To:** [Annette Langley](#)  
**Subject:** Re: Zoning Compliance Verification for Kudar Enterprises, Inc  
**Date:** Monday, April 18, 2022 8:28:36 AM  
**Attachments:** [image001.png](#)

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Annette,

What's are the site constraints?  
What's are underlying entitlements?  
What's the process, timing and odds of obtaining a building permit for a mix-use for sale hotel?

Michael Kudar

On Mon, Apr 18, 2022 at 8:12 AM Annette Langley <[ALangley@jacksonwy.gov](mailto:ALangley@jacksonwy.gov)> wrote:

Michael,

I've received the application, LOA, and Exhibit "B". Do you have a narrative - list of questions you want addressed in the ZCV?

Thank you,

**Annette Langley**

**Planning Coordinator**

**Town of Jackson**

**PO Box 1687**

**Jackson, WY 83001**

**307-733-0440 x 1304**  
**[www.jacksonwy.gov](http://www.jacksonwy.gov)**



**[Sign Up for the Town's Newsletter!](#)**

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**From:** Michael Kudar <[michael.kudar@gmail.com](mailto:michael.kudar@gmail.com)>  
**Sent:** Friday, April 15, 2022 3:57 PM  
**To:** Town of Jackson Planning Department <[planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)>  
**Subject:** Zoning Compliance Verification for Kudar Enterprises, Inc

Annette,

Please see the updated attached Application, Letter of Authorization, and Exhibit "B".

Please confirm you received this email.

Warm Regards,

Michael Kudar

Consultant

(307) 413-0850

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Michael Kudar  
Consultant  
307.413.0850